

59-2-24 ✓

52-98

**NO TRANSFER
TAX PAID**WARRANTY DEED
Joint Tenancy**015285**

KNOW ALL MEN BY THESE PRESENTS,

That, I, ELAINE OUELLETTE, of Waterville, in the County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by MURIEL M. RANCOURT and CARL RANCOURT, husband and wife, both of North Andover, in the County of Essex, and Commonwealth of Massachusetts, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said MURIEL M. RANCOURT and CARL RANCOURT, in joint tenancy and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situated in said Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

Lot numbered eleven (11), lying on the northerly side of Sanger Avenue, according to a survey and plan of the Sanger Avenue lots made by Ira E. Getchell and recorded in the Kennebec County Registry of Deeds, to which plan reference is hereby made, said lot number eleven (11), lying next westerly to lot number twelve (12), belonging to William Pooler

Meaning and intending hereby to convey the premises acquired by Arthur Ouellette by deed of Eugene B. Sanger dated November 13, 1931, and recorded in the Kennebec County Registry of Deeds in Book 682, Page 440. Arthur Ouellette died on March 23, 1987, and by will probated in the Kennebec County Probate Court devised the aforescribed real estate to his widow, Elaine Ouellette.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said MURIEL M. RANCOURT and CARL RANCOURT, as joint tenants and not as tenants in common, to them and their use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that my heirs and I shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

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In Witness Whereof, I, the said ELAINE OUELLETTE, widow, joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 13th day of July, 1988.

Signed, Sealed and Delivered
in the presence of:

Elaine Ouellette
Elaine Ouellette

STATE OF MAINE
KENNEBEC, SS.

DATED: July 13, 1988

Personally appeared the above named ELAINE OUELLETTE and acknowledged the above instrument to be her free act and deed.

Before me,



Albert L. Bernier
Notary Public
Print Name: Albert L. Bernier
My Commission Expires: 12/18/89

RECEIVED KENNEBEC SS.

1988 JUL 18 AM 9:00

ATTEST: James Paul Bernier
REGISTER OF DEEDS